



Wellsmoor Gardens

Bromley, Kent BR1 2HT

A versatile 3- 4 Bedroom townhouse overlooking a delightful green to the front on the sought after 'Elms Estate'.



Wellsmoor Gardens

Guide Price: £599,950

A versatile 3-4 Bedroom townhouse overlooking a delightful green to the front on the sought after 'Elms Estate'.

The property offers extremely bright and airy accommodation and boasts a spacious double aspect 26' sitting room/dining area with open plan kitchen to the rear. Downstairs to the ground floor there is a handy utility room, cloakroom and Bedroom 4, presently being utilised as a home study, overlooking the easy to maintain garden. To the top floor there are 3 further bedrooms and a three-piece family bathroom suite. Altogether a perfect family home.

Bromley High School and Bickley Park (private), Bullers Wood Boys and Girls, Bickley and St Georges Primary are amongst many good local schools, all within a short distance.

Chislehurst (Charing Cross/Cannon Street) and Bickley stations (Victoria/Blackfriars) are both close by. Bromley, Chislehurst and Petts Wood High Streets with their vibrant bars, restaurants and boutique shops are also within close proximity as well as many parks and green spaces.

Half yearly fee currently £336 payable to The Elms Residents Company Ltd for maintaining the grounds on the estate.

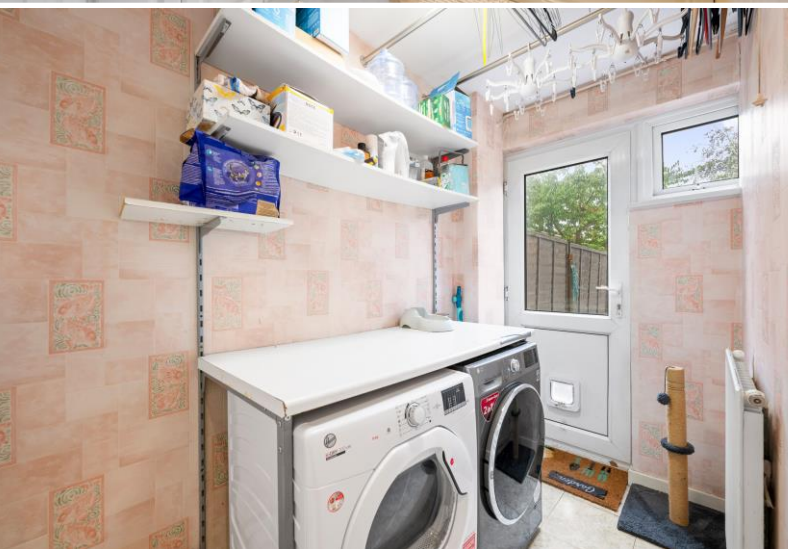
EPC rating: C

Council Tax band: E

- 3-4 Bedrooms
- Open plan living/kitchen/diner
- Downstairs utility room
- Ground floor study/bedroom 4
- Cloakroom

- Double glazing
- Central heating
- Easy to maintain garden
- Overlooking green
- Garage

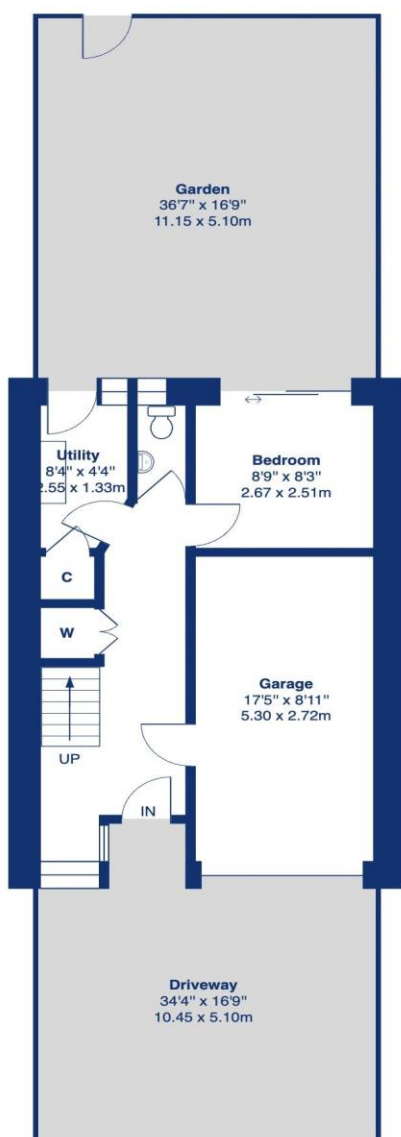




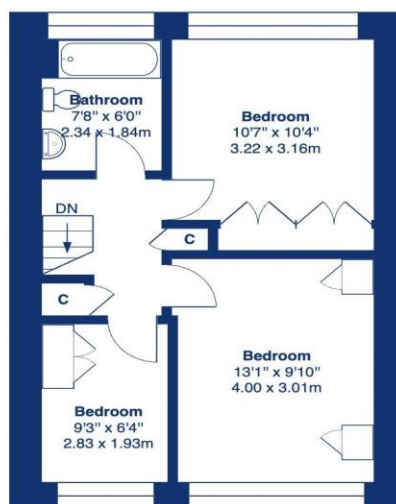


Wellsmoor Gardens, BR1

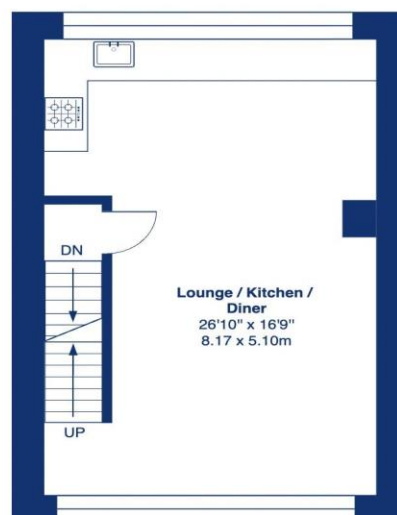
Approximate Gross Internal Area = 1331 sq ft / 123.7 sq m



Ground Floor



Second Floor



First Floor

This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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Disclaimer

We have not tested any services, systems or appliances at this property. We strongly recommend that all the information which we provide is verified by yourselves on inspection, and by your Surveyor and Conveyancer.



Additional Information:

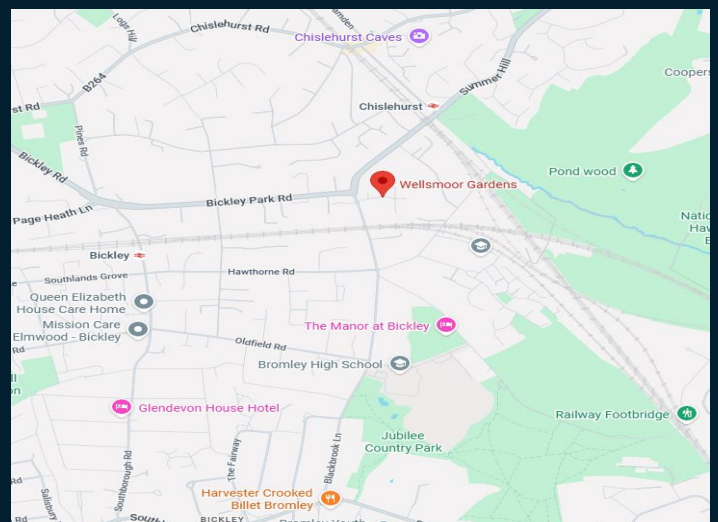
Council Tax Band: E

EPC Rating: C

Location: BICKLEY, BROMLEY

Viewing: Via Browne Estates

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	83 B



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